

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Rajahmundry Municipal Corporation - Change of land use from Agricultural use zone to Commercial use zone in R.S.No.401/2A2, opposite RTC Employees Colony, near D.No.81-1-26, NH-5 Road, Rajahmundry to an extent of 3884.85Sq.mtrs - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 554

Dated: 17-12-2011.

Read the following:-

- 1) G.O.Ms.No.465 MA., dated: 28-10-1975
- 2) From the Director of Town and Country Planning, Hyderabad Lr.Roc.No.8885/2010 /R,dt:31-01-11 & 29-06-2011.
- 3) Govt. Memo No.2533/H1/2011-2, dated:08-08-2011
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.436, Part-I, dt:11-08-2011
- 5) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No:5842/2010/G1, dated:15-09-2011 & 03-12-2011.

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ORDER:-

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975 was issued in Government Memo. No.2533/H1/2011-2, Municipal Administration & Urban Development Department, dated:08-08-2011 and published in the Extraordinary issue of A.P. Gazette No. 436, Part-I, dated:11-08-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dt:15-09-2011 has informed that the applicant has paid an amount of Rs.1,55,400/- (Rupees One lakh fifty five thousand four hundred only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.
The District Collector, East Godavari District.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.436, Part-I, dated:11-08-2011 as required by clause (b) of the said section.

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VARIATION

The site in Sy.No:401/2A2 of Rajahmundry Rural and Mandal of Rajahmundry Municipal Corporation near D.No.81-1-26, NH-5 Road, Rajahmundry to an extent of 3884.85Sq.mtrs, the boundaries which are as shown in the schedule below and which is earmarked for Agricultural use in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975, is designated for Commercial use by variation of change of land use as marked "ABCD" as shown in the revised part proposed land use map GTP.No.17/2011/R which is available in Municipal Office, Rajahmundry Municipal Corporation, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Open site of Sri B.Kamalakar Rao (Sy.No.401/2A2)

East : Open site of Journalist Colony and existing buildings (Sy.No.401/A2A)

South : Open site of Sri K.Sambasiva Reddy (Sy.No.401/4A)

West : Existing NH-5 Road.

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